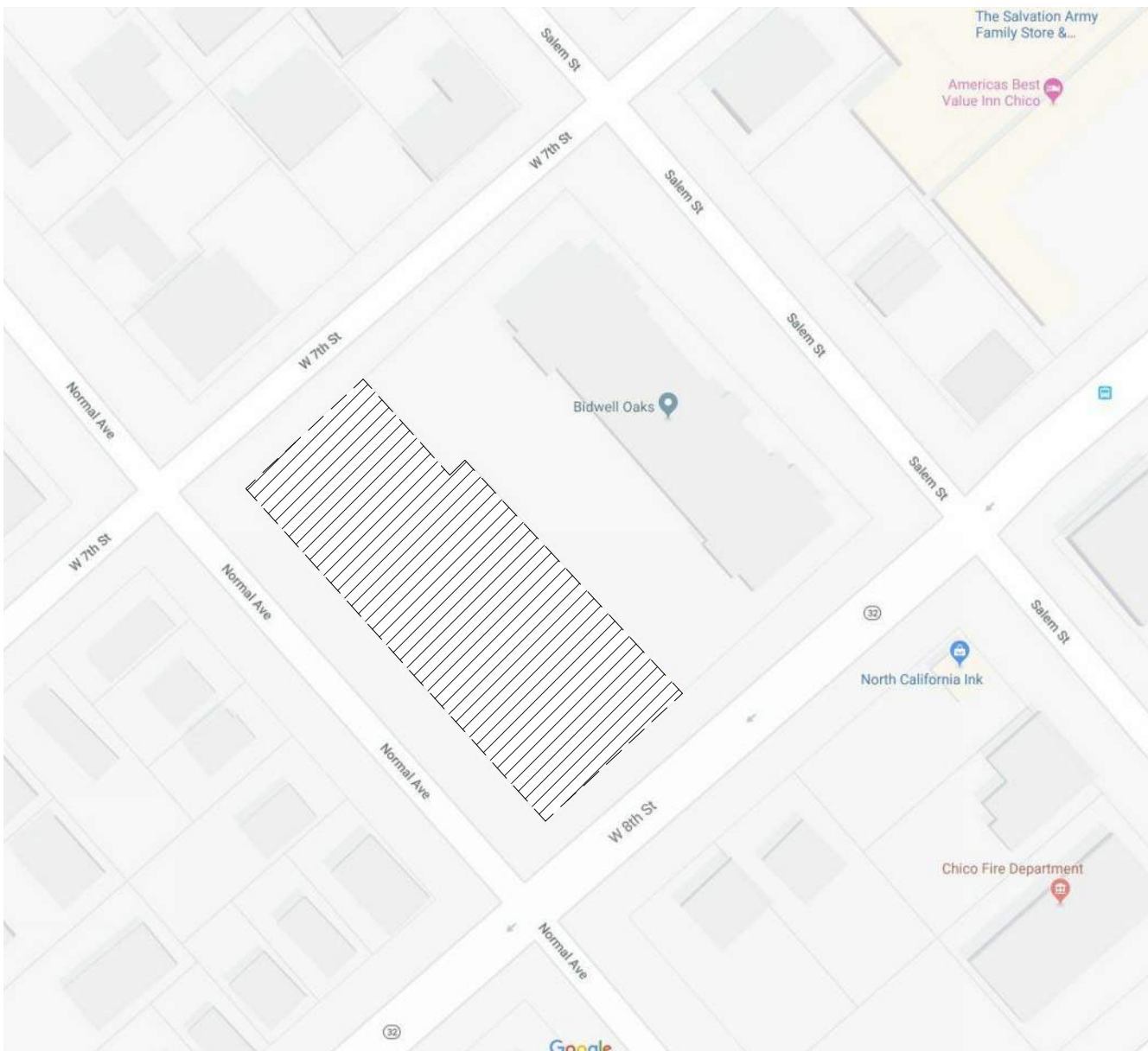


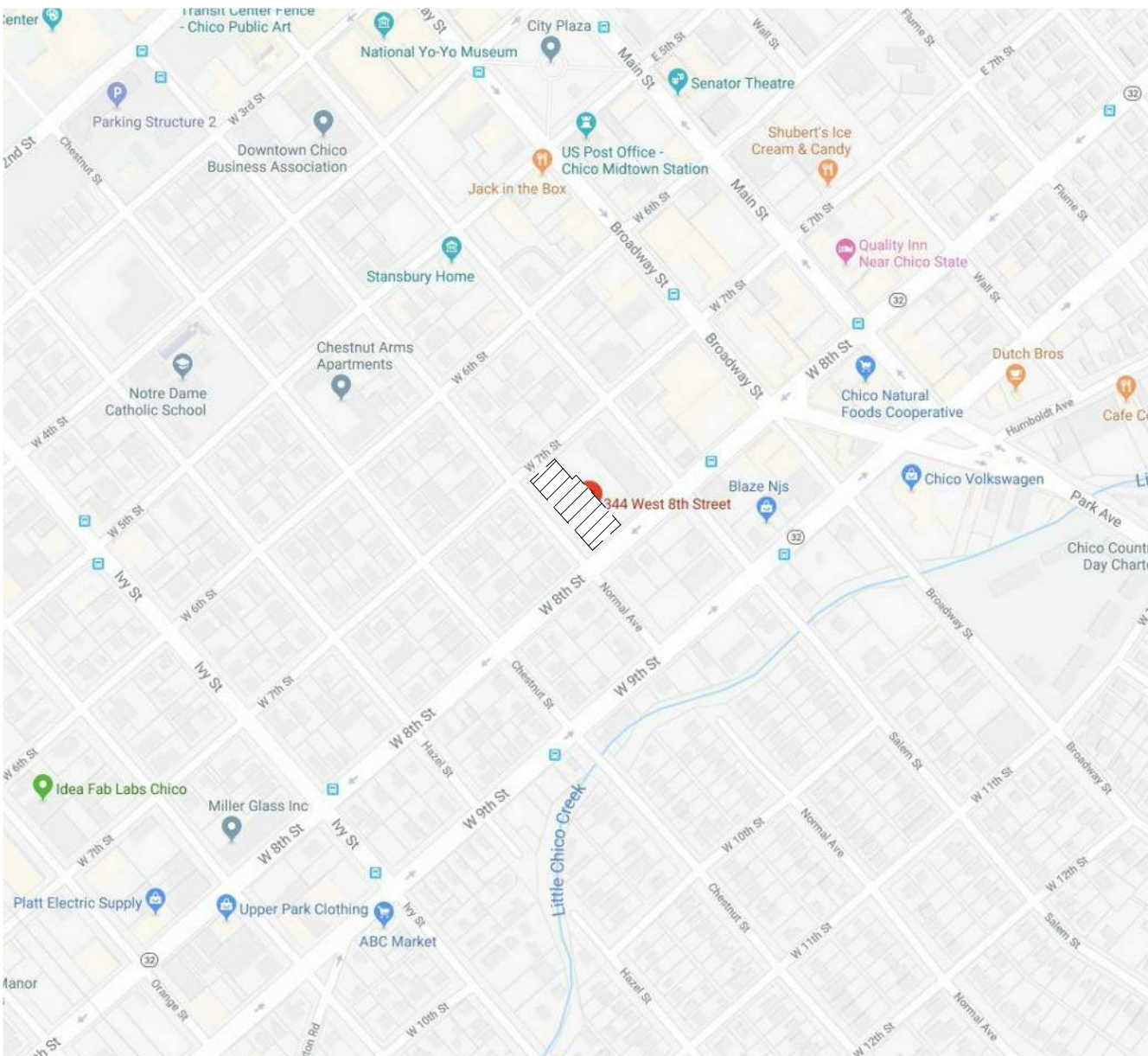
The Graduate Multifamily Housing

344 WEST 8TH ST
CHICO, CA

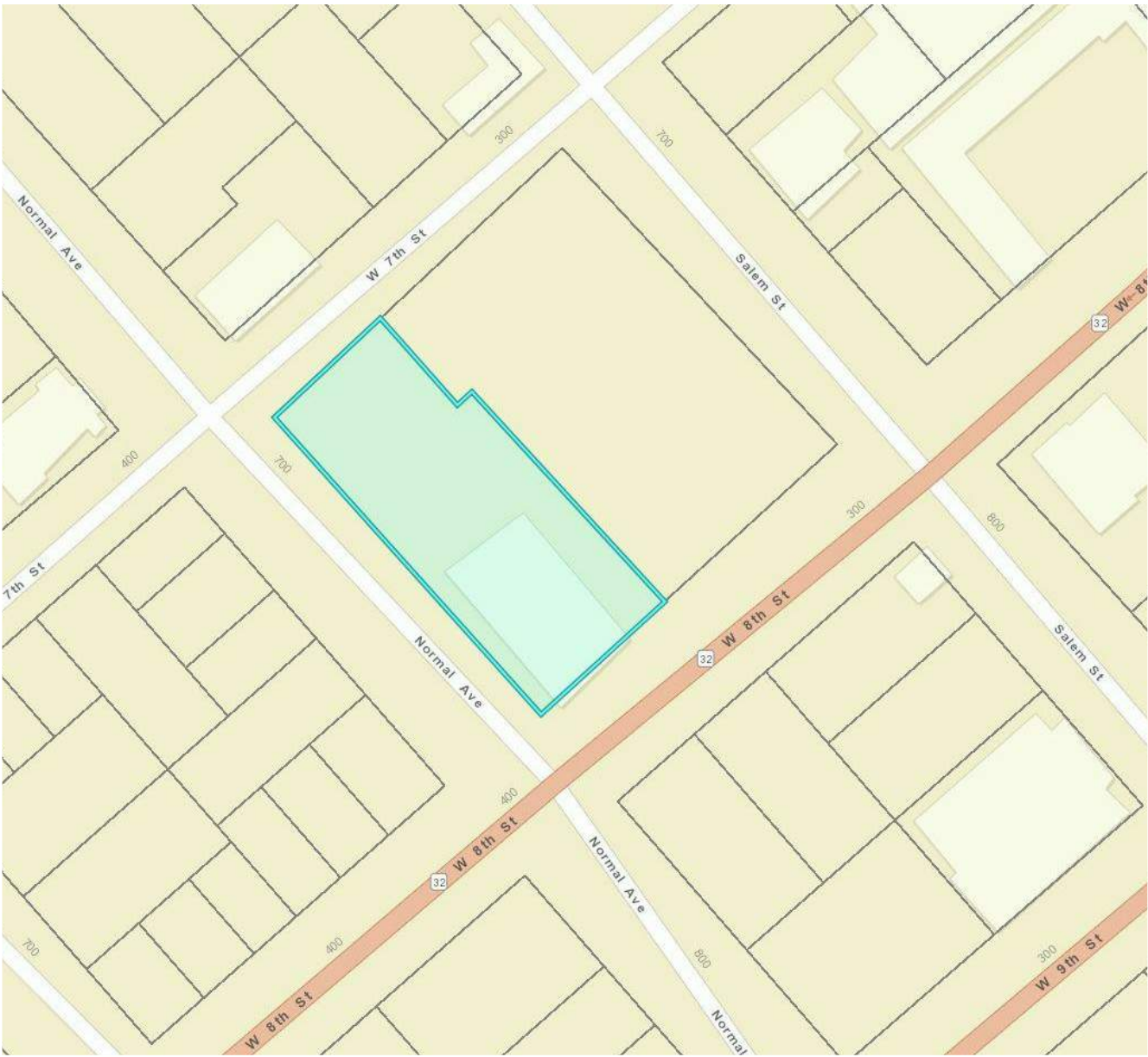
ENTITLEMENT SET REVISION 2 - 10/18/19



5 LOCATION MAP
NTS



4 VICINITY MAP
NTS



3 PARCEL MAP
NTS

ZONING CODE INFORMATION				
SITE INFORMATION				
ADDRESS	344 W. 8th Street CHICO, CA 95928			
APN	004-281-002			
ZONING DISTRICT	RMU			
OVERLAY / SPECIAL DISTRICT	DOWNTOWN IN-LIEU PARKING BENEFIT AREA, CORRIDOR OPPORTUNITY SITE			
BUILDING DATA PER PLANNING CODE				
	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES / CODE REFERENCE
BUILDING / LOT INFO				
LOT AREA	28,878 SF	28,878 SF	-	
BUILDING FOOTPRINT	6,462 SF	17,012 SF	-	
AREAS				
GROUND FLOOR AREA	6,462 SF	18,266		
GROSS RESIDENTIAL FLOOR AREA, FLOORS 2-6 (INCLUDES HALLWAYS, ETC.)	-	74,541		
TOTAL FLOOR AREA	-	92,807		
USABLE OPEN SPACE	-		Determined through Design Review	
HEIGHT				
# STORIES	1	6	Height limit controls	
MAX BLDG HEIGHT	20' (EXISTING)	65'	65'	19.42 Zoning District Standards, Table 4-3C
SETBACKS				
FRONT YARD SETBACK	1.5'	10'	10'	19.42 Zoning Standards, Table 4-3C
STREET SIDE SETBACKS	10"/149'	10'	10'	19.42 Zoning Standards, Table 4-3C
REAR YARD SETBACK	48'	15'	15'	19.42 Zoning Standards, Table 4-3C
UNITS				
RESIDENTIAL DENSITY (UNIT COUNT)	0	53 UNITS	70 units / Gross acre	19.52.080 Corridor Opportunity Site (-COS) overlay zone.
UNIT COUNT				
UNIT 2A (2 BEDROOM / 1 BATH)		684 SF		
UNIT 2B (2 BEDROOM / 2 BATH)		1,055 SF		
UNIT 2C (2 BEDROOM / 2 BATH)		1,034 SF		
UNIT 2D (2 BEDROOM / 2 BATH)		1,041 SF		
UNIT 2E (2 BEDROOM / 1 BATH)		756 SF		
UNIT 2F (2 BEDROOM / 2 BATH)		1,007 SF		
UNIT 2G (2 BEDROOM / 2 BATH)		1,028 SF		
UNIT 2H (2 BEDROOM / 2 BATH)		927 SF		
UNIT 2J (2 BEDROOM / 2 BATH)		675 SF		
UNIT 3A (3 BEDROOM / 3 BATH)		1,240 SF		
UNIT 3B (3 BEDROOM / 3 BATH)		1,278 SF		
UNIT 3C (3 BEDROOM / 2 BATH)		1,142 SF		
UNIT 4A (4 BEDROOM / 4 BATH)		1,440 SF		
UNIT 5A (STUDIO)		521 SF		
PARKING				
CAR PARKING	-	59 SPACES	1 space per unit	19.70.040 Parking and Loading Standards,...
ADA PARKING	-	3	ADA spaces are counted within overall total of 59 spaces	
BIKE PARKING				
	-	97 (72 INTERIOR + 25 EXTERIOR)	1 space per unit	19.70.40 Table 5-4

UNIT COUNT TABULATION						
	2BD/1BA	2BD/2BA	3BD/2BA	3BD/3BA	4BD/4BA	STUDIO
SECOND FLOOR	2	5	1	2		1
THIRD FLOOR	2	6	1	2		1
FOURTH FLOOR	2	6	1	2		1
FIFTH FLOOR	0	6	0	2		1
SIXTH FLOOR	0	5	0	2		1
TOTAL # OF UNITS	6	28	3	10	5	53
TOTAL # OF BEDS	12	56	9	30	20	128

SHEET #	SHEET NAME	ENTITLEMENT SET	ENTITLEMENT REVISION 04/16/19	ENTITLEMENT REVISION 10/18/19
GENERAL				
G000	PROJECT INFO			
G001	(E) SITE PHOTOS			
G002	SURVEY			
LANDSCAPE				
L001	LANDSCAPE SITE PLAN			
L002	PHOTOMETRICS SITE PLAN			
ARCHITECTURAL				
A099	CONTEXT SITE PLAN			
A101	PROPOSED GROUND FLOOR AND SITE PLAN			
A102	PROPOSED SECOND FLOOR PLAN			
A103	PROPOSED THIRD FLOOR PLANS			
A104	PROPOSED FOURTH FLOOR PLANS			
A105	PROPOSED FIFTH FLOOR PLAN			
A106	PROPOSED SIXTH FLOOR PLAN			
A107	PROPOSED ROOF PLAN			
A201	BUILDING ELEVATIONS			
A202	BUILDING ELEVATIONS			
A210	PERSPECTIVE VIEWS			
A211	PERSPECTIVE MASSING VIEWS			
A212	PERSPECTIVE MASSING VIEWS			
A213	PERSPECTIVE MASSING VIEWS			
A214	PERSPECTIVE MASSING VIEWS			
A215	PERSPECTIVE MASSING VIEWS			
A216	PERSPECTIVE MASSING VIEWS			

OWNER:

THE GRADUATE LLC
18631 LLOYD LANE
ANDERSON, CA 96007
TEL: (415) 686-0653

info@likuscorp.com

ARCHITECT:

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BERKELEY, CA 94710
TEL: (510) 841-3555
FAX: (510) 841-1225

BUDDY WILLIAMS
buddy@studiokda.com

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JAMES STEVENS
www.northstareng.com

CONTRACTOR:

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PHIL STRAWN
Phil@modernbuildinginc.com

SURVEYOR

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JAMES STEVENS
www.northstareng.com

2 PROJECT TEAM

THE PROPOSED PROJECT IS A PRIVATELY FUNDED MULTI-FAMILY HOUSING PROJECT WITH 56 UNITS. IT IS A PODIUM STYLE BUILDING WITH TYPE IA CONCRETE STRUCTURE BELOW AND TYPE IIA WOOD FRAMED CONSTRUCTION ABOVE. TWO ELEVATORS ARE PROVIDED FOR VERTICAL CIRCULATION IN ADDITION TO 2 STAIRWAYS. THE ROOF HAS A COMMON OUTDOOR AMENITY AREA. THE BUILDING IS FULLY SPRINKLERED.

1 PROJECT DESCRIPTION

studioKDA

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Multifamily Housing

344 WEST 8TH ST
CHICO, CA

PROJECT ISSUE RECORD:

NO.	DATE	DESCRIPTION
1	10/1/18	Entitlement Set
2	10/18/19	Planning Resubmittal

PROJECT #:

ISSUE DATE: 10/1/2018

PROJECT STATUS:
ENTITLEMENT SET REVISION 2

SCALE: As indicated

PROJECT INFO

G000



A EXISTING SITE PHOTO - LOOKING EAST TOWARDS THE SITE



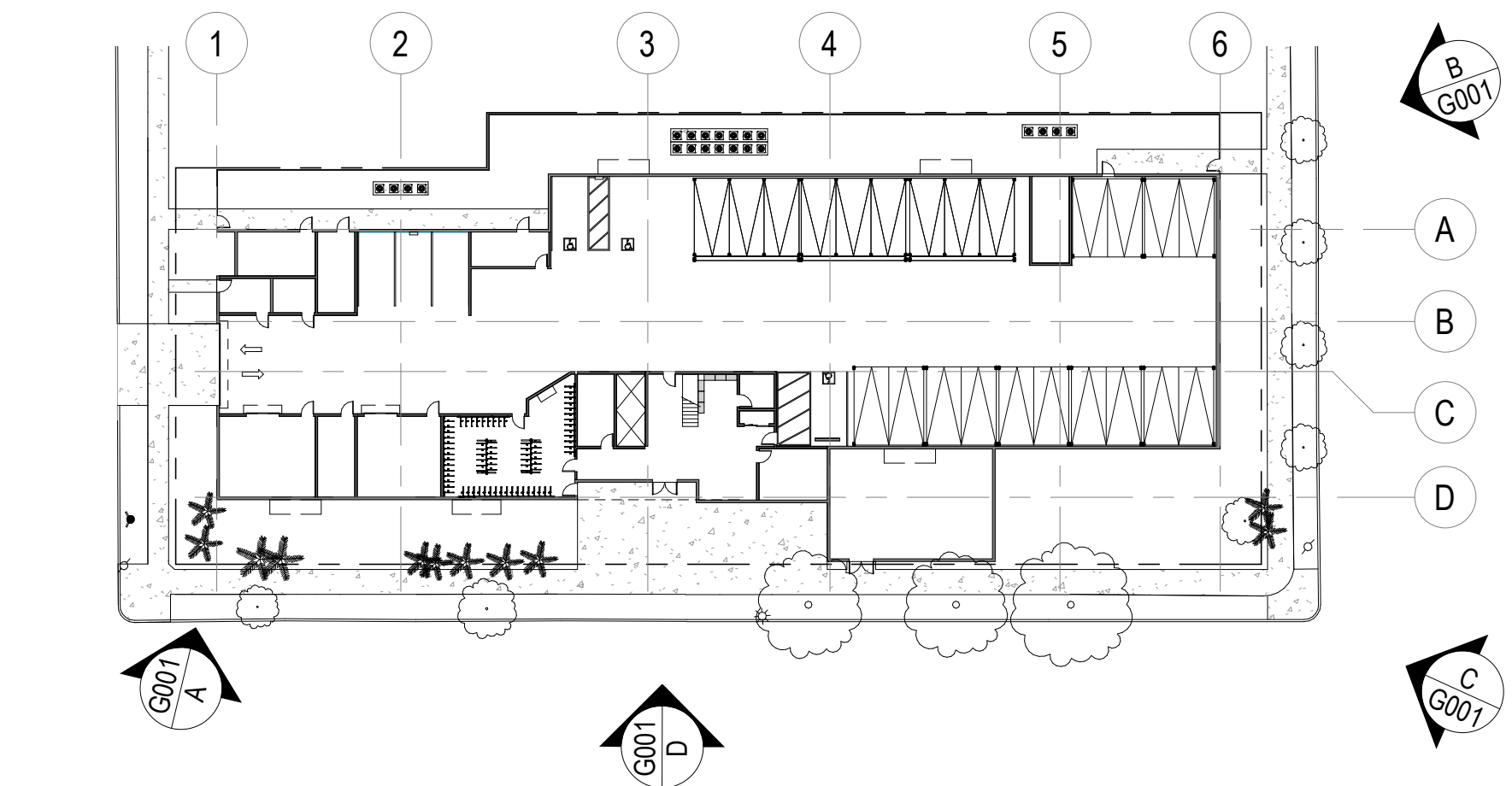
B EXISTING SITE PHOTO - LOOKING NORTHWEST TOWARDS THE SITE



C EXISTING SITE PHOTO - LOOKING NORTH TOWARDS THE SITE



D EXISTING SITE PHOTO - LOOKING NORTHEAST TOWARDS THE SITE



E KEY PLAN

PROJECT ISSUE RECORD:		
10/01/18	Entitlement Set	
1 04/16/19	Planning Resubmittal	
2 10/18/19	Planning Resubmittal #2	

PROJECT #:

ISSUE DATE: 10/1/2018

PROJECT STATUS:
ENTITLEMENT SET REVISION 2

SCALE: As indicated

(E) SITE PHOTOS

LEGEND

- FOUND MONUMENT AS NOTED
- △ NORTHSTAR CONTROL POINT
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ EXISTING STORM DRAIN INLET
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING UTILITY VAULT/BOX AS NOTED
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING STREET LIGHT
- ⊙ EXISTING TREE WITH TYPE AND SIZE AS NOTED
- ⊙ EXISTING BUILDING
- ⊙ EXISTING CONCRETE
- ⊙ EXISTING EDGE OF PAVEMENT
- ⊙ EXISTING UNDERGROUND SANITARY SEWER
- ⊙ EXISTING UNDERGROUND STORM DRAIN
- ⊙ EX-G EXISTING UNDERGROUND GAS LINE
- ⊙ EX-OH EXISTING OVERHEAD UTILITY
- ⊙ EX-190 EXISTING MAJOR CONTOUR AT 5' INTERVALS
- ⊙ EX-191 EXISTING MINOR CONTOUR AT 1' INTERVALS
- ⊙ PROPERTY LINE
- ⊙ OUTSIDE PROPERTY LINE
- ⊙ CENTERLINE OF ROAD WAY
- ⊙ 004-281-002 ASSESSORS PARCEL NUMBER
- 190.23 EXISTING SPOT ELEVATION

ABBREVIATIONS

- AC ASPHALT CONCRETE
- DWY DRIVEWAY
- BLDG BUILDING
- CONC CONCRETE
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- INV INVERT
- FF FINISHED FLOOR
- STL STEEL
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EPAN ELECTRIC PANEL
- GPAN GAS PANEL
- GM GAS METER
- HB HOSE BIB
- WM WATER METER
- G GAS
- W WATER
- OH OVER HEAD
- SS SANITARY SEWER
- SD STORM DRAIN
- TR TREE
- ALM ALMOND
- WAL WALNUT
- WO WHITE OAK
- LO LIVE OAK
- PP PONDEROSA PINE
- GP GRAY PINE
- DF DOUGLAS FIR
- MT MULTI TRUNK
- IP IRON PIPE
- OIP OPEN IRON PIPE
- RB REBAR
- CTL CONTROL
- APN ASSESSORS PARCEL NUMBER
- NS NORTHSTAR

TOPOGRAPHIC SURVEY NOTES

- THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE BASED ON FIELD TIES TO MONUMENTS AS SHOWN IN BOOK 48 OF MAPS AT PAGE65. NO LIABILITY IS ASSUMED BY NORTHSTAR FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES AND DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS.
- PHYSICAL ITEMS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE BY SURFACE INSPECTION AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SURFACE FEATURES AND SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. NORTHSTAR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED.
- BENCHMARK: CITY OF CHICO #80 CORNER OF 8TH & CHESTER. ELEV=189.81
- FIELD SURVEY COMPLETED ON 5-15-18

EX. SDMH
RIM=190.92
INV (N) 6" =186.37
INV (E) 30" =185.62
INV (W) 30" =185.57
INV (S) 6" =186.42

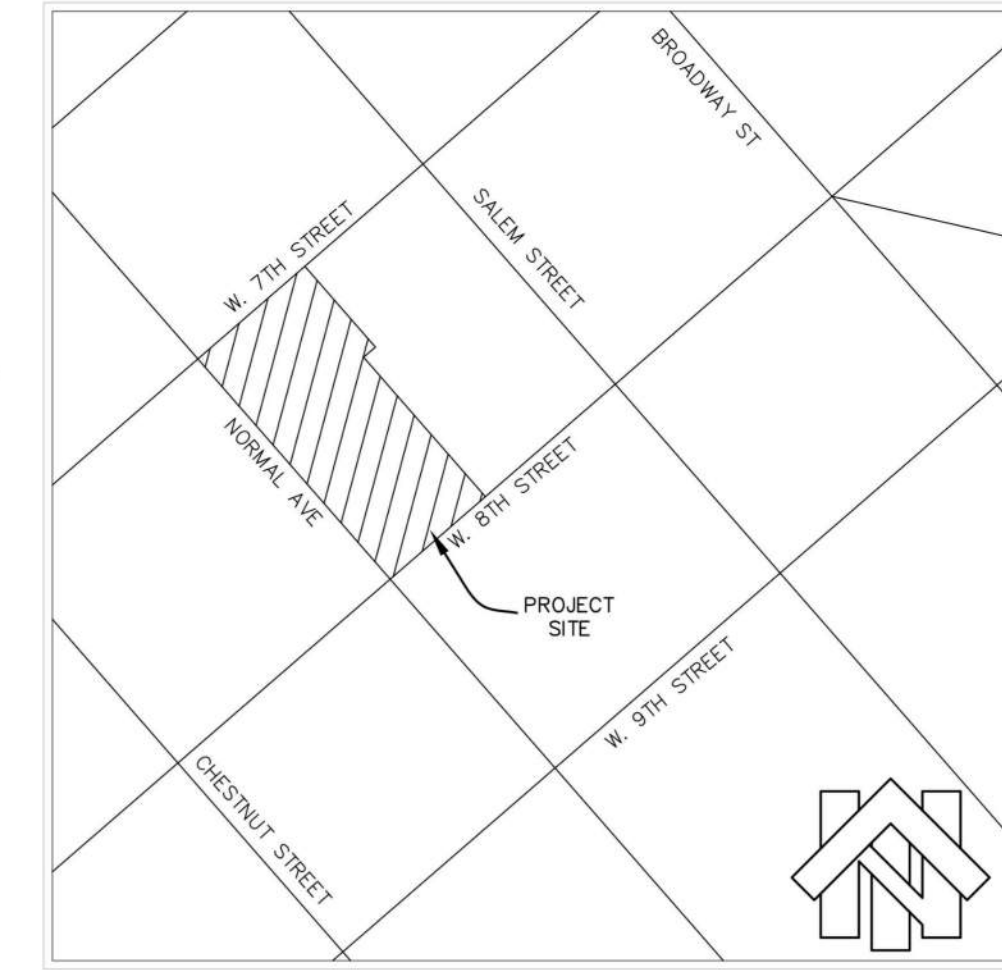
EX. SDMH
RIM=190.75
INV (E) 30" =185.40
INV (W) 24" =181.91

EX. SSMH
RIM=190.98
INV (N) 8" =184.86
INV (E) 12" =184.48
INV (W) 8" =184.58
INV (S) 6" =184.88

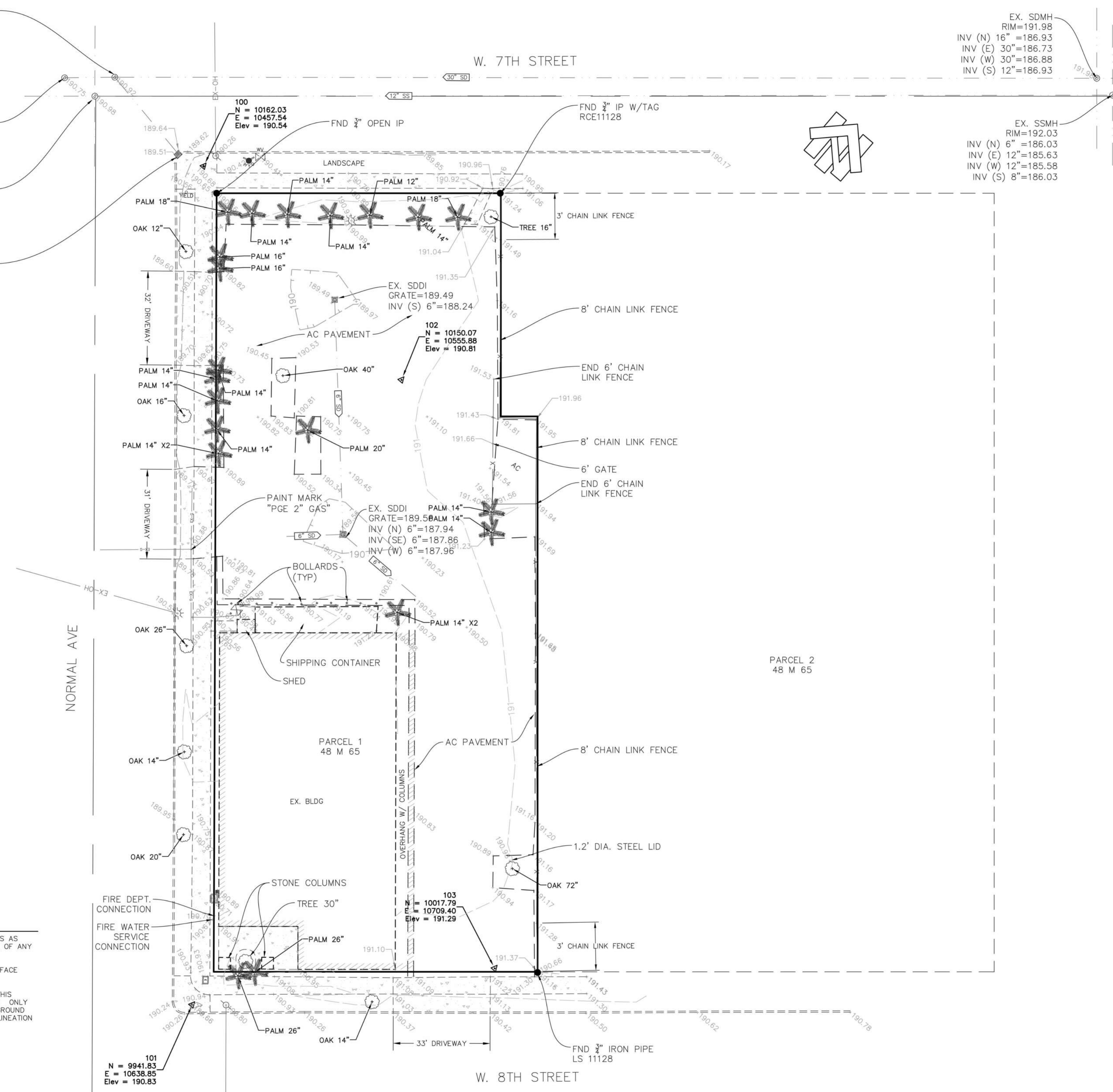
EX. SDDI
RIM=189.51
INV (NW) 8" =187.81

EX. SDMH
RIM=191.98
INV (N) 16" =186.93
INV (E) 30" =186.73
INV (W) 30" =186.88
INV (S) 12" =186.93

EX. SSMH
RIM=192.03
INV (N) 6" =186.03
INV (E) 12" =185.63
INV (W) 12" =185.58
INV (S) 8" =186.03



VICINITY MAP



Designed:	Revision	Date	By
Drawn By: FRW			
Approved:			
Date: 5-23-2018			

NORTHSTAR
... Designing Solutions

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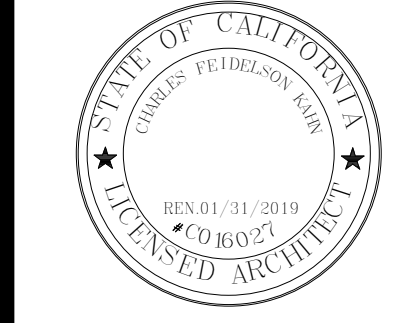
MODERN BUILDING INC.
3083 SOUTHGATE LANE
CHICO, CALIFORNIA 95928

TOPOGRAPHIC SURVEY

344 W. 8TH ST

APN Number	Job Number	Scale	NA	Sheet
004-281-002	18-050	1" = 20' Horz.	NA	1 Of 1

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Multifamily Housing

344 WEST 8TH ST
CHICO, CA

PROJECT ISSUE RECORD:	
Issue	Resolution
1	10/1/18
2	10/1/18

PROJECT #:

ISSUE DATE: 10/1/2018

PROJECT STATUS:

ENTITLEMENT SET REVISION 2

SCALE:

SURVEY

G002



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	2" DEPTH 3/4" CRUSHED OR BROWN LAVA ROCK PLACED OVER LANDSCAPE FABRIC. SEPARATE THE AREA FROM THE ADJACENT PLANTING AREA WITH A 2X4 HEADER
2	BIO-FILTRATION STORM WATER MANAGEMENT AREA
3	CONCRETE SEATING AREA WITH COLORED CONCRETE ACCENT
4	BROOM FINISH COLORED CONCRETE ENTRANCE
5	BROOM FINISH CONCRETE WITH COLORED CONCRETE PERIMETER BIKE PARKING AREA FOR (21) BIKES, MIN.
6	BROOM FINISH CONCRETE DRIVE WAY
7	6" HIGH WOOD FENCE AND GATE(S) WHERE SHOWN
8	MOUND AREA UP AGAINST THE CMU PARKING GARAGE WALL. PROVIDE A WATERPROOFING BARRIER ON BUILDING WALL
9	EXISTING STREET TREE TO REMAIN, TYP.
10	EXISTING PALM TREE TO REMAIN
11	EXISTING TREES TO BE REMOVED
12	EXISTING LANDSCAPE RIGHT OF WAY PARKWAY PLANTING STRIP TO REMAIN AS-IS

CONCEPT PLANT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	UNIT
(Circle with dot)	EXISTING STREET TREE	5	
(Starburst)	ACCENT TREE Ginkgo biloba "Princeton Sentry" / Princeton Sentry Ginkgo	15	gal.
(Circle with cross)	EXISTING PALM TREE	9	
(Large circle)	LARGE EVERGREEN SCREEN Prunus laurocerasus / English Laurel	5	5 gal.
(Small circle)	TALL EVERGREEN SCREEN Podocarpus macrophyllus maki / Shrubby Yew	10	5 gal.
(Starburst)	FOUNDATION PLANTINGS Camellia sasanqua "Mine No Yuki" / White Camellia Raphiolepis indica "Ballenna" / Ballenna Indian Hawthorn	16	5 gal. 5 gal.
(Starburst)	PARKWAY PERENNIALS Tulbaghia violacea "Tricolor" / Tricolor Society Garlic	44	1 gal.
(Grid pattern)	DECOMPOSED GRANITE Decomposed Granite / 4" depth	1,646	sf 1 gal.

CONCEPT PLANT SCHEDULE

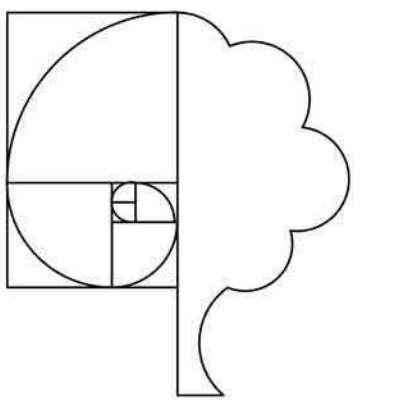
SYMBOL	DESCRIPTION	QUANTITY	UNIT
(Grid pattern)	BIO-SWALE Turf Sod Bio-Filtration / Biogras	979	sf 1 gal.
(Grid pattern)	LOW GROUND GROUND COVER Arctostaphylos uva-ursi "Emerald Carpet" / Emerald Carpet Manzanita	2,945 341	sf 1 gal. 36" oc
(Grid pattern)	MEDIUM GROUND COVER Achillea x "Moonshine" / Moonshine Yarrow Salvia greggii "Desert Blaze" TM / Autumn Sage Zauschneria californica / California Fuchsia	2,109	sf 1 gal. 1 gal.



contemporary site furnishings

LANDSCAPE MASTER PLAN

0 5 15' NORTH



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, inc.

California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thphelps@sbcglobal.net

THE GRADUATE APARTMENTS LANDSCAPE IMPROVEMENT PLANS 344 WEST 8TH STREET CHICO, CALIFORNIA

Sheet Title PLANTING PLAN



No. Date Revision

1
2
3
4
5
6
7
8
9
10
11
12

Project Mgr.: THP Sheet No.:

Drawn By: THP

Scale: 1/8" = 1'-0"

Date: SEPT 2018

File Name: 18-016 of 1 sheets

Disclaimer
Photometric analyses performed by CJS Lighting are intended for informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software. Assumptions may be made for information that is not provided or available. It is the responsibility of the client to verify that the input data is consistent with actual field conditions. Performance may differ as a result of end-user environment and application.

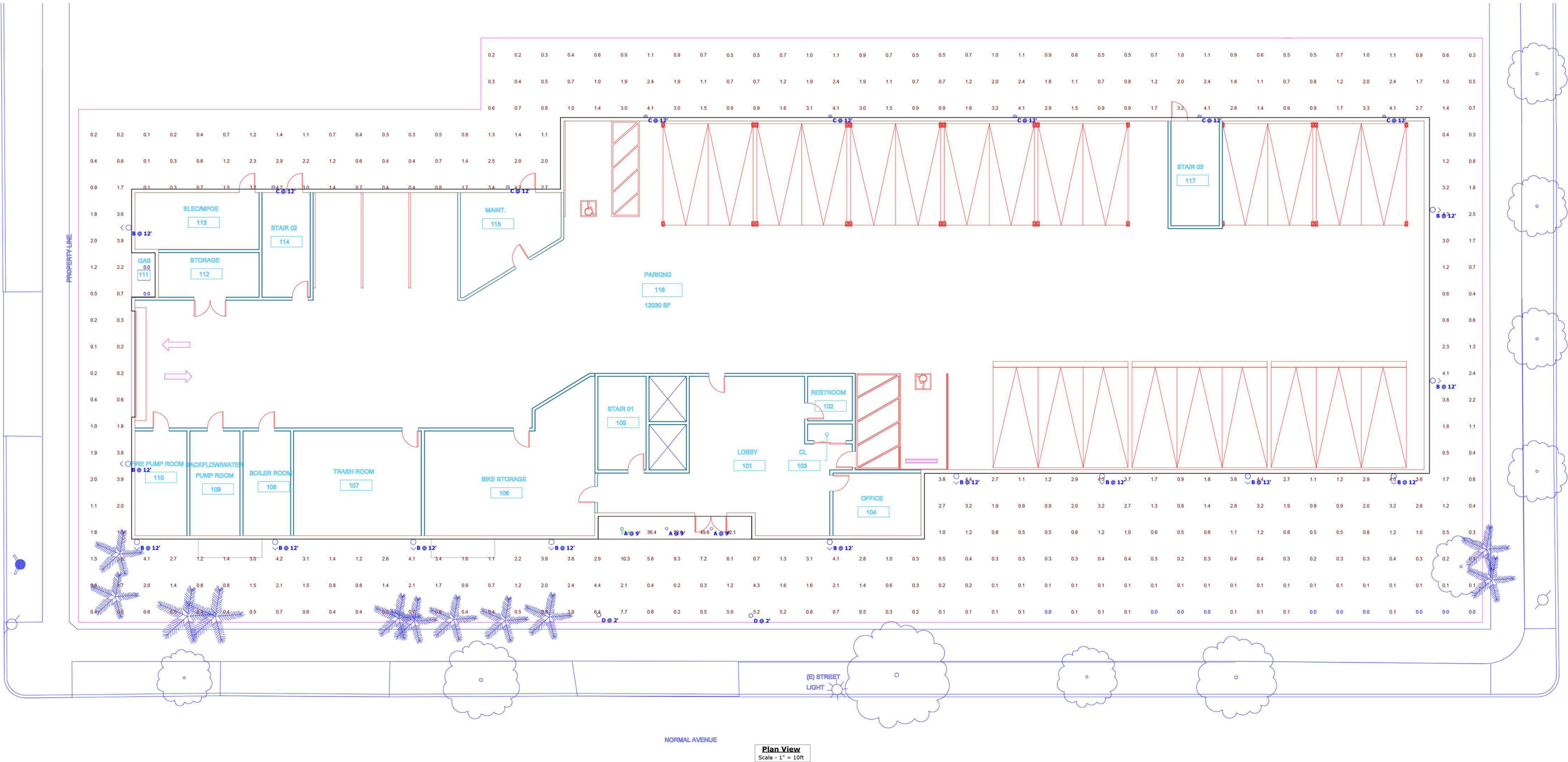
Due to the above considerations, CJS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Perimeter to 15'	1.9 fc	53.4 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	3	Gotham Architectural Lighting	EVO CYL 40/30 6AR MD LSS	4000K, 3000LM, CRI80, 6IN CLEAR, MED DIST, SEMI-SPEC	LED	1	3115	0.9	36.6
	B	13	TERON LIGHTING INC - FAIRFIELD, OH	DBOL-L21.5.0-DL-120V-CPL-SM-40K	1-44 LED 6"DIA DIRECT DIABLO LUMINAIRE ALUM HOUSING w/CLEAR POLYCARB LENS ON BOTTOM 120V INPUT		1	1391	0.9	22
	C	7	Lithonia Lighting	OLWX1 LED 20W 40K DDB	20W 4000K LED WALL PACK	LED	1	1840	0.9	21.77
	D	2	Hydrel	3150CH24 8COB 40K SYM	9"DIA. X 24"H. LED BOLLARD DIFFUSED LENS	NICHIA 30K LED COB LAMP	1	1318	0.9	72.35

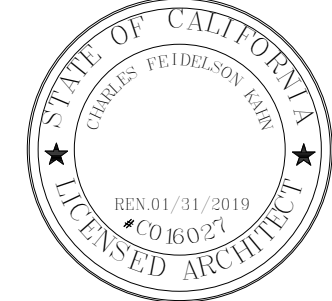




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344 WEST 8TH ST
CHICO, CA

PROJECT ISSUE RECORD:		
1	04/16/19	Planning Resubmittal
2	10/18/19	Planning Resubmittal #2

PROJECT #:

ISSUE DATE: 1/29/2019

PROJECT STATUS:
ENTITLEMENT SET REVISION 2

SCALE: 1/32" = 1'-0"

CONTEXT SITE PLAN

10/18/2019 5:21

1

CONTEXT SITE PLAN

1/32" = 1'-0"

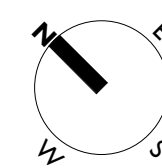
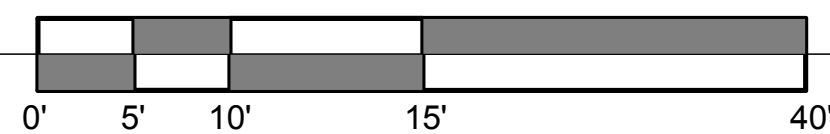
A099

UNIT SCHEDULE			
Name	Number	Area	Level
2-SECOND FLOOR			
UNIT 2A	203	684 SF	2-SECOND FLOOR
UNIT 2B	205	1055 SF	2-SECOND FLOOR
UNIT 2C	207	1034 SF	2-SECOND FLOOR
UNIT 2D	208	1041 SF	2-SECOND FLOOR
UNIT 2E	209	756 SF	2-SECOND FLOOR
UNIT 2F	211	1007 SF	2-SECOND FLOOR
UNIT 2H	210	927 SF	2-SECOND FLOOR
UNIT 3A	204	1240 SF	2-SECOND FLOOR
UNIT 3B	201	1278 SF	2-SECOND FLOOR
UNIT 3C	202	1142 SF	2-SECOND FLOOR
UNIT 4A	206	1440 SF	2-SECOND FLOOR
2-SECOND FLOOR: 11		11604 SF	

UNIT SCHEDULE			
Name	Number	Area	Level
4-FOURTH FLOOR			
UNIT 2A	403	684 SF	4-FOURTH FLOOR
UNIT 2B	405	1056 SF	4-FOURTH FLOOR
UNIT 2C	407	1034 SF	4-FOURTH FLOOR
UNIT 2D	408	1041 SF	4-FOURTH FLOOR
UNIT 2E	409	756 SF	4-FOURTH FLOOR
UNIT 2F	411	1007 SF	4-FOURTH FLOOR
UNIT 2G	412	1028 SF	4-FOURTH FLOOR
UNIT 2H	410	927 SF	4-FOURTH FLOOR
UNIT 3A	404	1240 SF	4-FOURTH FLOOR
UNIT 3B	401	1278 SF	4-FOURTH FLOOR
UNIT 3C	402	1142 SF	4-FOURTH FLOOR
UNIT 4A	406	1440 SF	4-FOURTH FLOOR
4-FOURTH FLOOR: 12		12633 SF	

UNIT SCHEDULE			
Name	Number	Area	Level
5-FIFTH FLOOR			
UNIT 2B	141	1055 SF	5-FIFTH FLOOR
UNIT 2C	143	1034 SF	5-FIFTH FLOOR
UNIT 2F	147	1007 SF	5-FIFTH FLOOR
UNIT 2G	148	1028 SF	5-FIFTH FLOOR
UNIT 2H	146	927 SF	5-FIFTH FLOOR
UNIT 2J	144	674 SF	5-FIFTH FLOOR
UNIT 3A	140	1240 SF	5-FIFTH FLOOR
UNIT 3B	138	1278 SF	5-FIFTH FLOOR
UNIT 4A	142	1440 SF	5-FIFTH FLOOR
UNIT 5A	417	521 SF	5-FIFTH FLOOR
5-FIFTH FLOOR: 10		10205 SF	

UNIT SCHEDULE			
Name	Number	Area	Level
6-SIXTH FLOOR			
UNIT 2B	603	1054 SF	6-SIXTH FLOOR
UNIT 2C	605	1032 SF	6-SIXTH FLOOR
UNIT 2F	607	1005 SF	6-SIXTH FLOOR
UNIT 2G	608	1026 SF	6-SIXTH FLOOR
UNIT 2H	606	925 SF	6-SIXTH FLOOR
UNIT 3A	602	1238 SF	6-SIXTH FLOOR
UNIT 3B	601	1275 SF	6-SIXTH FLOOR
UNIT 4A	604	1438 SF	6-SIXTH FLOOR
6-SIXTH FLOOR: 8		8993 SF	
Grand total: 53		56068 SF	

[illegible]

PROJECT #:

ISSUE DATE: 10/1/2018

PROJECT STATUS:
ENTITLEMENT SET REVISION 2

SCALE: 1" = 10'-0"

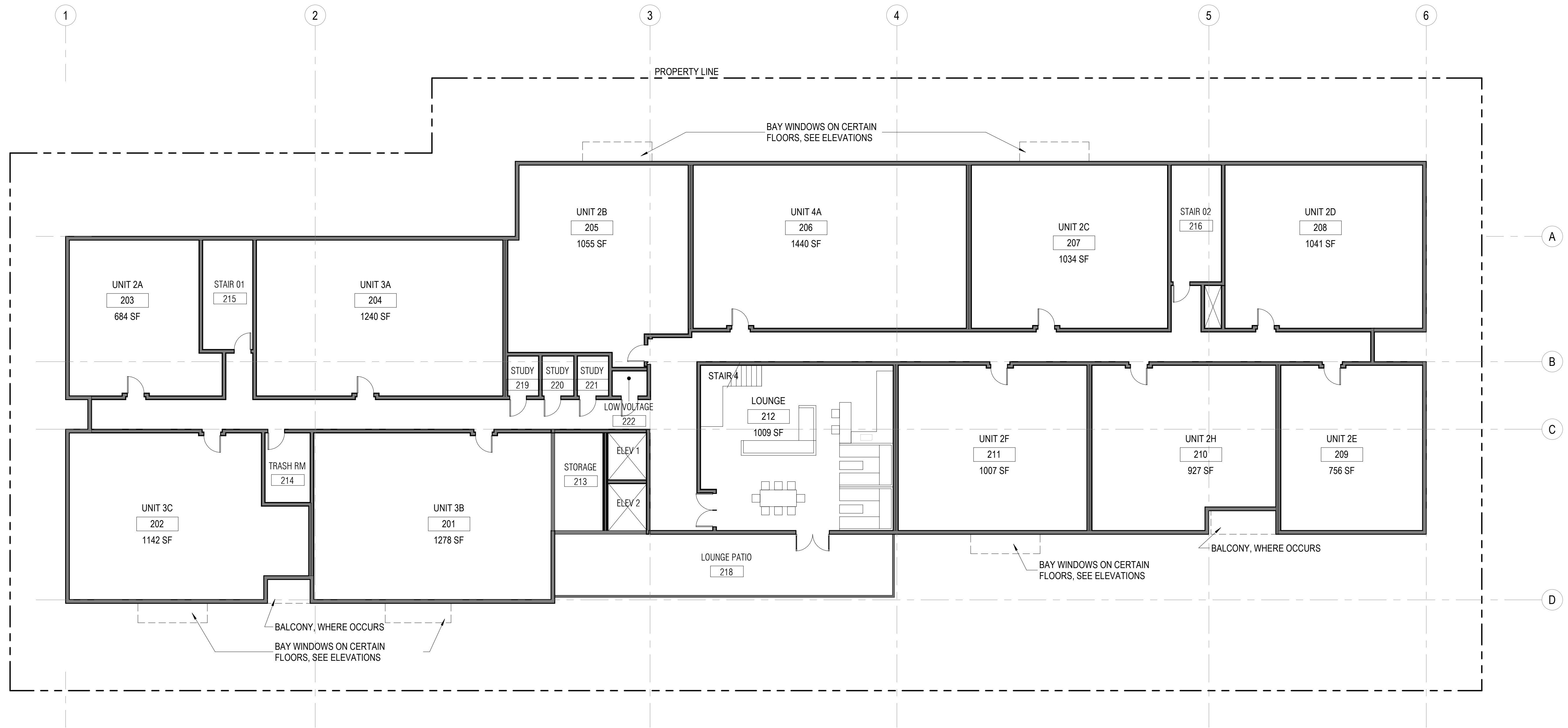
PROPOSED GROUND FLOOR AND SITE PLAN



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1 2-SECOND FLOOR
1" = 10'-0"

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PROJECT #:

ISSUE DATE: 10/1/2018

PROJECT STATUS:

ENTITLEMENT SET REVISION 2

SCALE: 1" = 10'-0"

PROPOSED SECOND
FLOOR PLAN

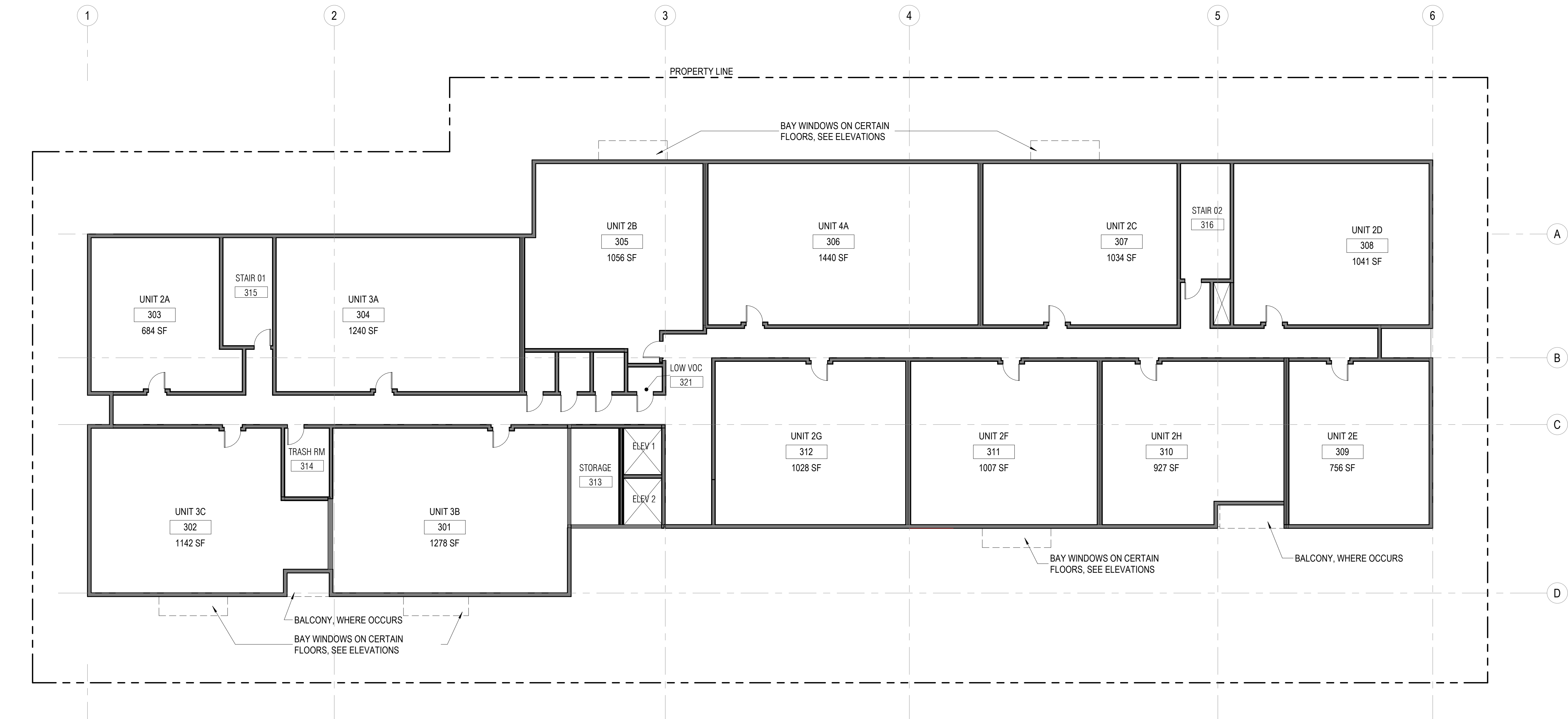
A102



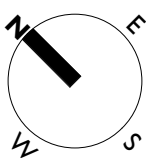
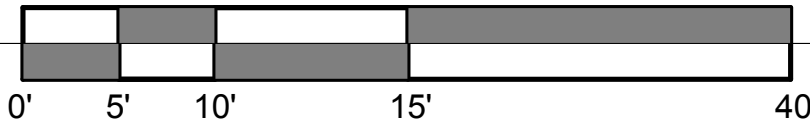
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1 3-THIRD FLOOR
1" = 10'-0"



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PROJECT #:

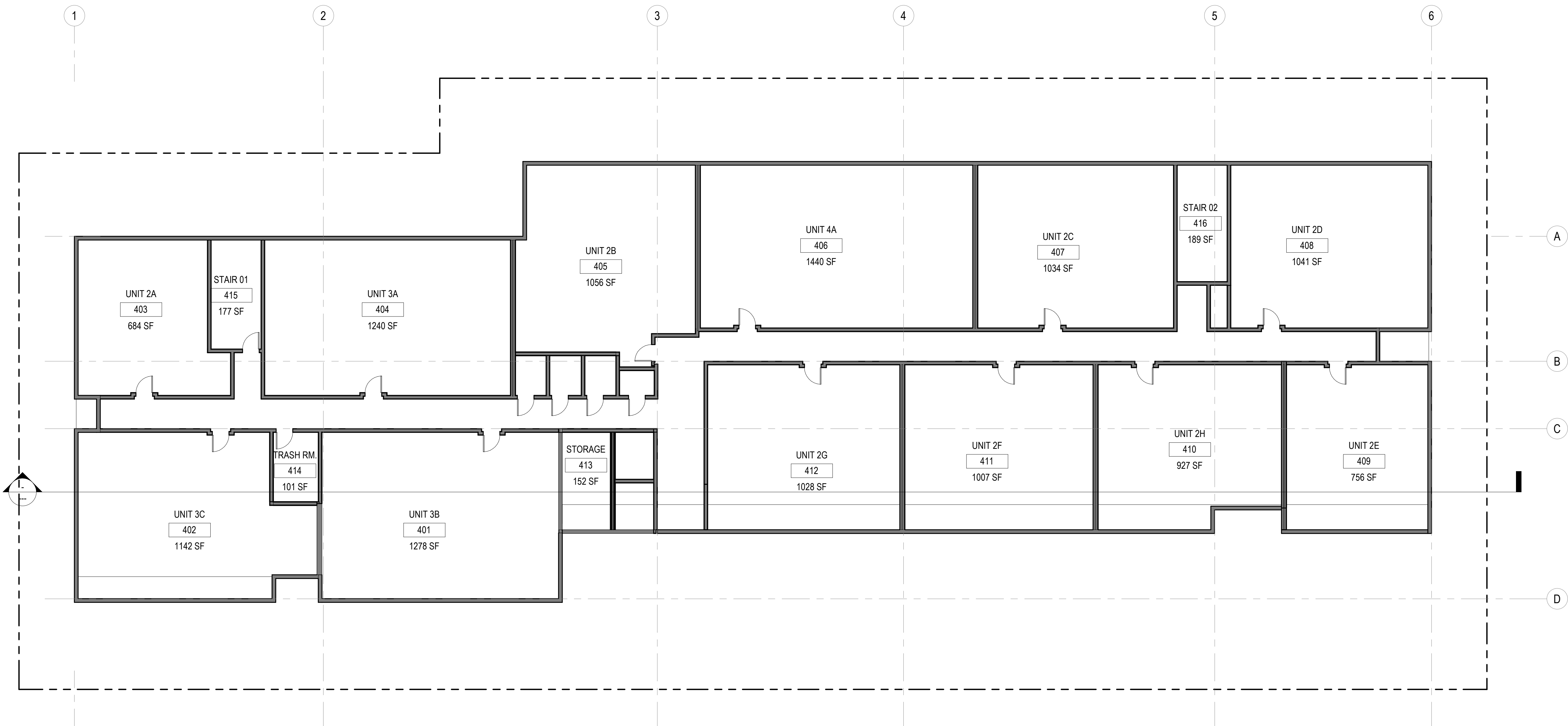
ISSUE DATE: 10/1/2018

PROJECT STATUS:
ENTITLEMENT SET REVISION 2

SCALE: 1" = 10'-0"

PROPOSED THIRD FLOOR
PLANS

A103



1

4-FOURTH FLOOR
1" = 10'-0"

PROJECT ISSUE RECORD:		
1	04/16/19	Planning Resubmittal
2	10/18/19	Planning Resubmittal #2

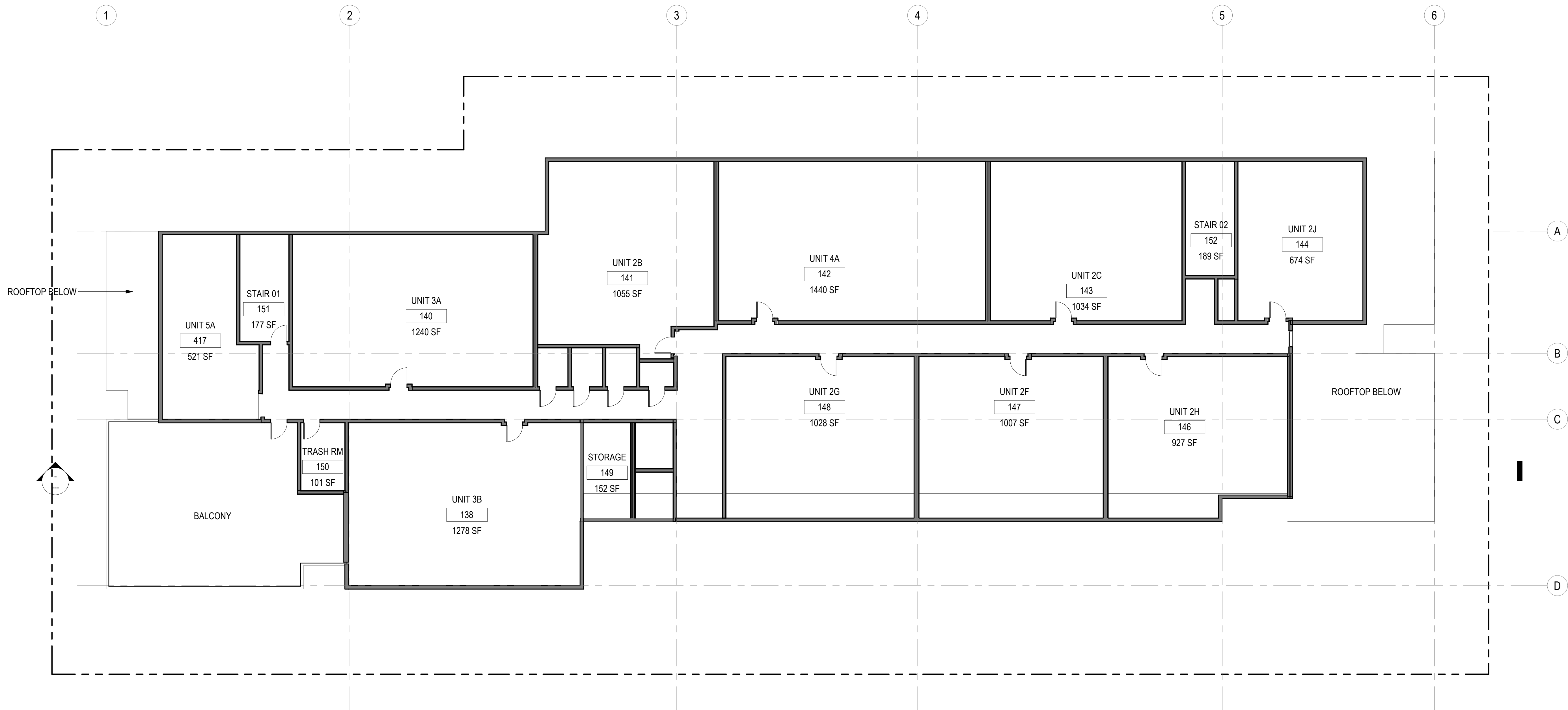
PROJECT #:

ISSUE DATE: 4/16/2019

PROJECT STATUS:
ENTITLEMENT SET REVISION 2

SCALE: 1" = 10'-0"

PROPOSED FOURTH
FLOOR PLANS



1 5-FIFTH FLOOR
1" = 10'-0"

PROJECT ISSUE RECORD:		
1	04/16/19	Planning Resubmittal
2	10/18/19	Planning Resubmittal #2

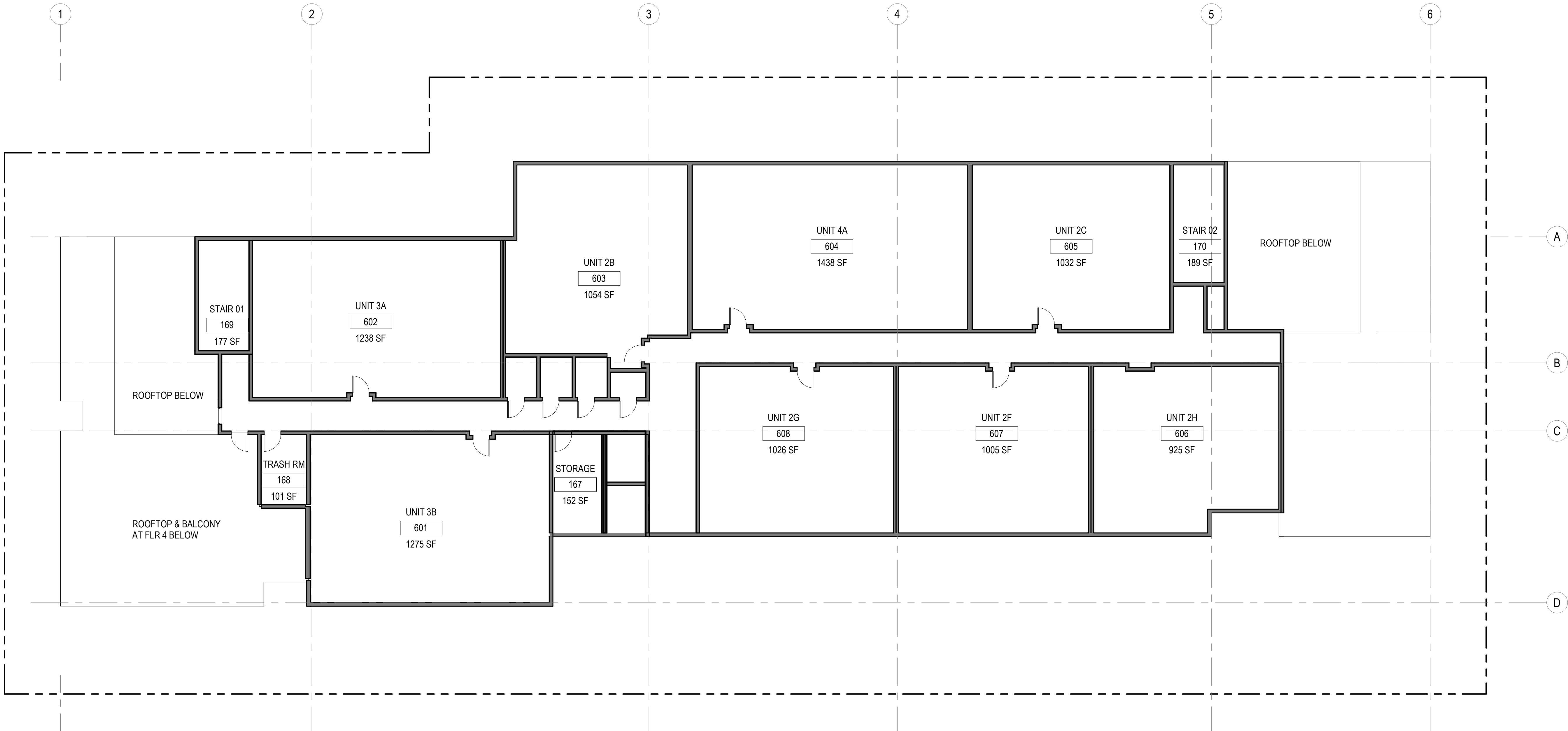
PROJECT #:	
ISSUE DATE:	4/16/2019
PROJECT STATUS:	
ENTITLEMENT SET REVISION 2	
SCALE:	1" = 10'-0"
PROPOSED FIFTH FLOOR PLAN	



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1 6-SIXTH FLOOR
1" = 10'-0"

PROJECT ISSUE RECORD:		
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PROJECT #:

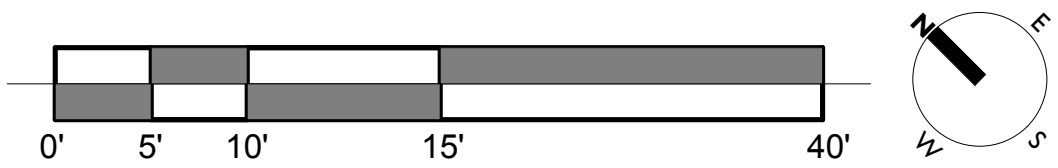
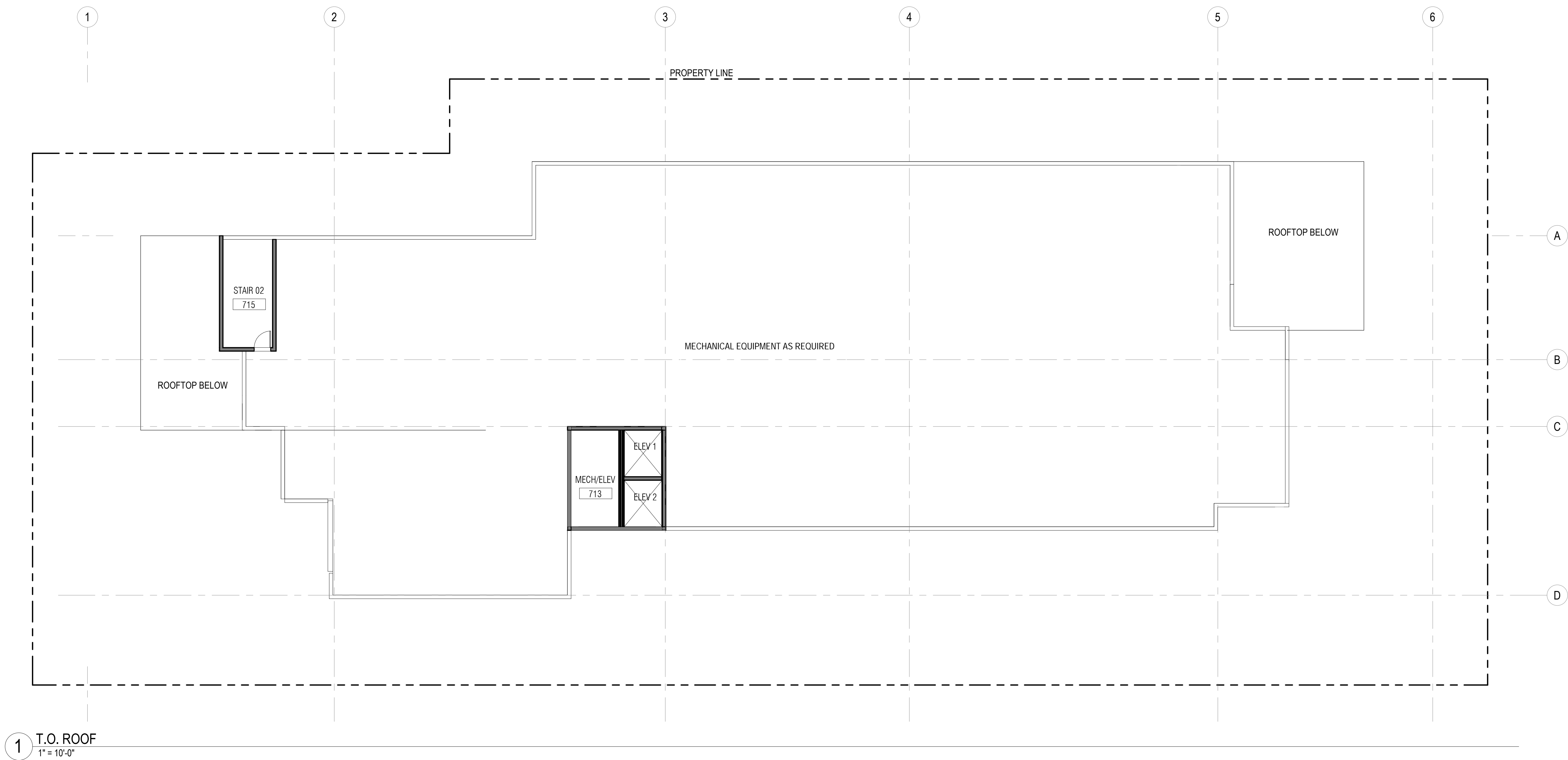
ISSUE DATE: 1/29/2019

PROJECT STATUS:
ENTITLEMENT SET REVISION 2

SCALE: 1" = 10'-0"

PROPOSED SIXTH FLOOR
PLAN

A106



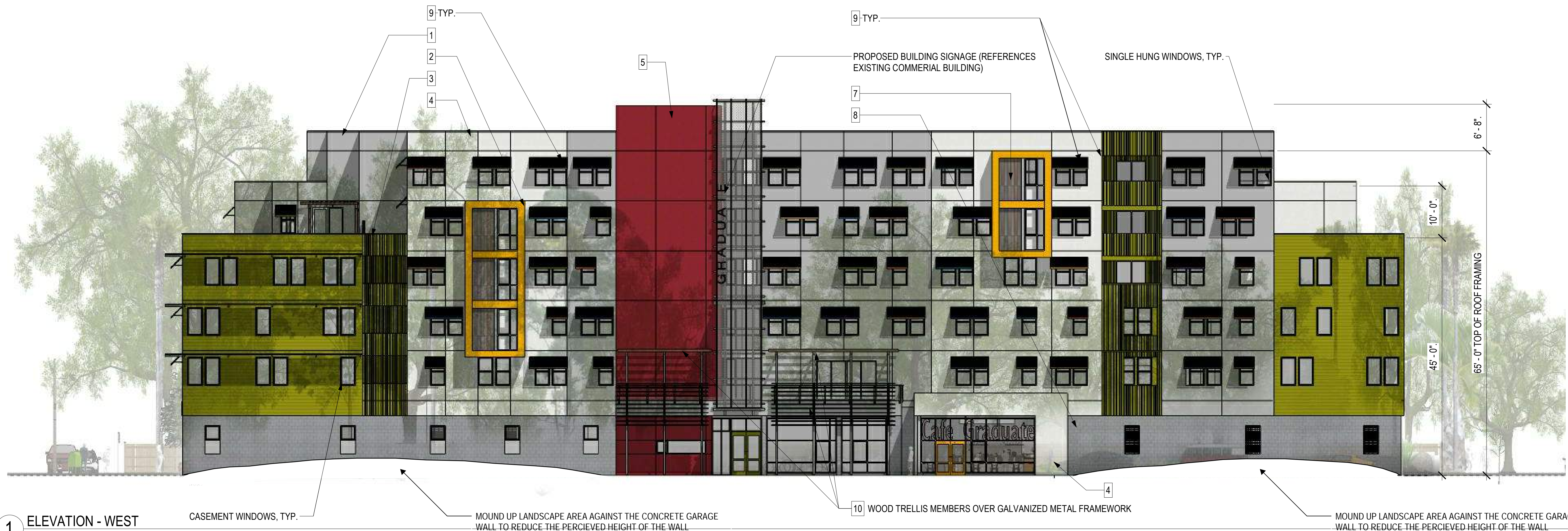
PROJECT ISSUE RECORD:		
10/01/18	Entitlement Set	
1 04/16/19	Planning Resubmittal	
2 10/18/19	Planning Resubmittal #2	
PROJECT #:		
ISSUE DATE: 10/1/2018		
PROJECT STATUS: ENTITLEMENT SET REVISION 2		
SCALE: 1" = 10'-0"		
PROPOSED ROOF PLAN		



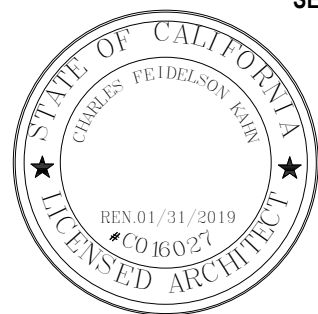
2 ELEVATION - SOUTH
3/32" = 1'-0"

1. CEMENT PLASTER
SHERWIN WILLIAMS MAGNETIC GRAY SW 7058
(TO MATCH "CORNERSTONE" SIGNATURE UNIVERSITY
COLOR PALETTE)
16/20 MEDIUM SAND FLOAT FINISH
2. CEMENT PLASTER
SHERWIN WILLIAMS GUSTO GOLD SW 6904
(TO MATCH "SUMMER SUN" SECONDARY UNIVERSITY
COLOR PALETTE)
16/20 MEDIUM SAND FLOAT FINISH
3. RAINSCREEN PANEL/ BALCONY GUARDRAIL
PAINTED SHERWIN WILLIAMS 6708 OFFBEAT GREEN
HARDIE TRIM RANDOM WIDTHS
OVER HARDIE PANEL X 10"
4. CEMENT PLASTER
SHERWIN WILLIAMS HIGH REFLECTIVE WHITE SW7757
16/20 MEDIUM SAND FLOAT FINISH
5. CEMENT PLASTER
SHERWIN WILLIAMS SHOW STOPPER SW 7588
(TO MATCH "CHICO RED" SIGNATURE
UNIVERSITY COLOR PALETTE)
20/30 FINE SAND FLOAT FINISH
6. PERFORATED METAL PANEL
MCNICHOLS GALVANIZED PERFORATED OR
EXPANDED METAL PANELS
7. WOOD SIDING
REDWOOD, CEDAR OR KEBONY
8. CONCRETE
CONCRETE MASONRY UNIT OR POURED IN
PLACE CONCRETE WITH AN ARCHITECTURAL
FINISH
9. ALUMINUM WINDOW SHADES (IN A MIXTURE
OF THE SECONDARY UNIVERSITY COLOR
PALETTES)
10. CEMENT LAP SIDING HARDIE ARTISAN
LAP SIDING WITH MITERED CONRERS PAINTED
SHERWIN WILLIAMS 6708 OFFBEAT GREEN

MATERIALS LEGEND



1 ELEVATION - WEST
3/32" = 1'-0"



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PROJECT #:

ISSUE DATE: 10/1/2018

PROJECT STATUS:
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SCALE: As indicated

BUILDING ELEVATIONS



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- | | |
|---|--|
| <p>1. CEMENT PLASTER
SHERWIN WILLIAMS MAGNETIC GRAY SW 7058
(TO MATCH "CORNERSTONE" SIGNATURE UNIVERSITY COLOR PALETTE)
16/20 MEDIUM SAND FLOAT FINISH</p> <p>2. CEMENT PLASTER
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(TO MATCH "SUMMER SUN" SECONDARY UNIVERSITY COLOR PALETTE)
16/20 MEDIUM SAND FLOAT FINISH</p> <p>3. RAINSCREEN PANEL/ BALCONY GUARDRAIL
PAINTED SHERWIN WILLIAMS 6708 OFFBEAT GREEN
HARDIE TRIM RANDOM WIDTHS
OVER HARDIE PANEL X 10'</p> <p>4. CEMENT PLASTER
SHERWIN WILLIAMS HIGH REFLECTIVE WHITE SW7757
16/20 MEDIUM SAND FLOAT FINISH</p> | <p>5. CEMENT PLASTER
SHERWIN WILLIAMS SHOW STOPPER SW 7588
(TO MATCH "CHICO RED" SIGNATURE UNIVERSITY COLOR PALETTE)
20/30 FINE SAND FLOAT FINISH</p> <p>6. PERFORATED METAL PANEL
MCNICHOLS GALVANIZED PERFORATED OR EXPANDED METAL PANELS</p> <p>7. WOOD SIDING
REDWOOD, CEDAR OR KEBONY</p> <p>8. CONCRETE
CONCRETE MASONRY UNIT OR POURED IN PLACE CONCRETE WITH AN ARCHITECTURAL FINISH</p> <p>9. ALUMINUM WINDOW SHADES (IN A MIXTURE OF THE SECONDARY UNIVERSITY COLOR PALETES)</p> <p>10. CEMENT LAP SIDING HARDIE ARTISAN
LAP SIDING WITH MITERED CONNERS PAINTED SHERWIN WILLIAMS 6708 OFFBEAT GREEN</p> |
|---|--|

MATERIALS LEGEND

2 ELEVATION - NORTH
3/32" = 1'-0"



1 ELEVATION - EAST
3/32" = 1'-0"

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10/01/18	Entitlement Set		
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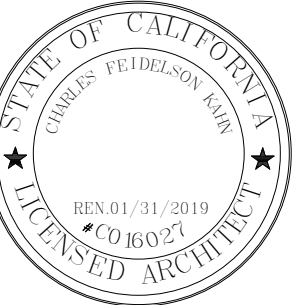
PROJECT #:

ISSUE DATE: 10/1/2018

PROJECT STATUS:
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SCALE: As indicated

BUILDING ELEVATIONS



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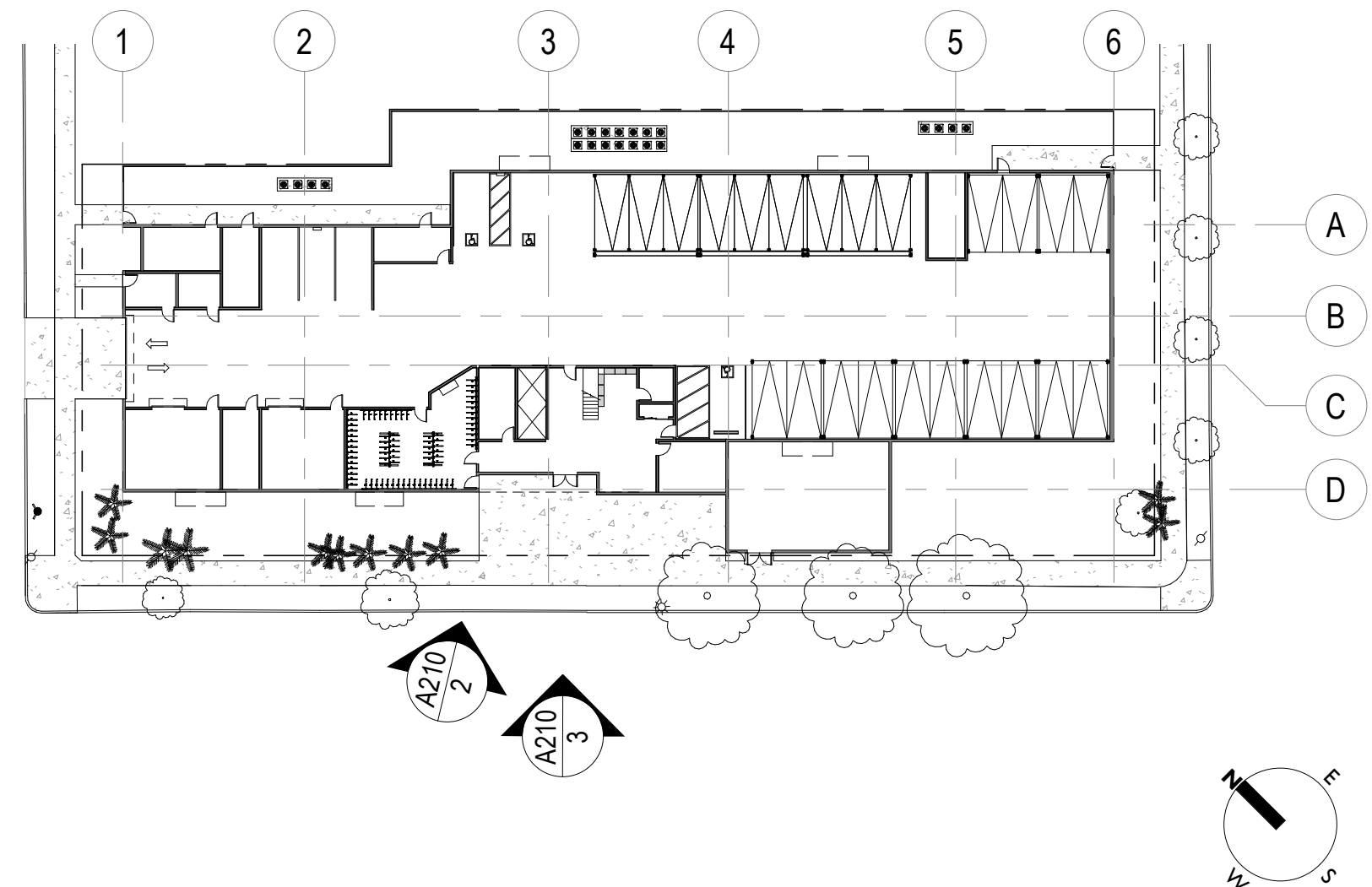
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PERSPECTIVE 3 - LOOKING NORTH-EAST TOWARDS MAIN
PEDESTIRAN ENTRY



PERSPECTIVE 2 - LOOKING NORTH-EAST TOWARDS MAIN
PEDESTRIAN ENTRY AND 2ND FLOOR COMMON LOUNGE



KEY PLAN

PROJECT ISSUE RECORD:		
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2 10/18/19	Planning Resubmittal #2	

PROJECT #:

ISSUE DATE: 10/1/2018

PROJECT STATUS:
ENTITLEMENT SET REVISION 2

SCALE: As indicated

PERSPECTIVE VIEWS

A210



ORIGINALLY
SUBMITTED BUILDING
VOLUME (OCT. 2018)

REVISION #1
BUILDING VOLUME
(APR. 2019)

1 MASSING VIEW FROM NORMAL AVENUE AND 7TH STREET LOOKING EAST



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PROJECT #:

ISSUE DATE: 4/16/2019

PROJECT STATUS:
REVISED ENTITLEMENT SET

SCALE: 12" = 1'-0"

PERSPECTIVE MASSING
VIEWS



ORIGINALY
SUBMITTED BUILDING
VOLUME (OCT. 2018)

REVISION #1
BUILDING VOLUME
(APR. 2019)

MASSING VIEW FROM W. 8TH STREET LOOKING
NORTH-WEST
12" = 1'-0"

PROJECT ISSUE RECORD:		
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PROJECT #:

ISSUE DATE: 4/16/2019

PROJECT STATUS:

REVISED ENTITLEMENT SET

SCALE: 12" = 1'-0"

PERSPECTIVE MASSING
VIEWS



2 PROPOSED VIEW FROM W. 8TH STREET LOOKING WEST
12" = 1'-0"



1 EXISTING VIEW FROM W. 8TH STREET LOOKING WEST
12" = 1'-0"



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PERSPECTIVE MASSING
VIEWS



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Google earth
Image Landsat / Copernicus

1 AERIAL VIEW LOOKING NORTH
12" = 1'-0"

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PERSPECTIVE MASSING
VIEWS



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PERSPECTIVE MASSING
VIEWS